

018.0

Map

0004

Block

0018.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 844,100 /

USE VALUE: 844,100 /

ASSESSed: 844,100 /

Total Card /

Total Parcel

844,100

844,100

844,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:					
Owner 1:	HERDERHURST PHILIP J--ETAL				
Owner 2:	HERDERHURST JUDITH/TRUSTEES				
Owner 3:					
Street 1:	74 PRINCETON RD				
Street 2:	HERDERHURST REALTY TRUST				
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 5,580 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Vinyl Exterior and 1686 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	85.	1.05	2									499,291						499,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5580.000	344,800		499,300	844,100
Total Card	0.128	344,800		499,300	844,100
Total Parcel	0.128	344,800		499,300	844,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	500.65	/Parcel:	500.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,800	0	5,580.	499,300	844,100	844,100	Year End Roll	12/18/2019
2019	101	FV	250,800	0	5,580.	646,100	896,900	896,900	Year End Roll	1/3/2019
2018	101	FV	250,800	0	5,580.	411,200	662,000	662,000	Year End Roll	12/20/2017
2017	101	FV	250,800	0	5,580.	375,900	626,700	626,700	Year End Roll	1/3/2017
2016	101	FV	250,800	0	5,580.	305,400	556,200	556,200	Year End	1/4/2016
2015	101	FV	240,900	0	5,580.	305,400	546,300	546,300	Year End Roll	12/11/2014
2014	101	FV	240,900	0	5,580.	278,400	519,300	519,300	Year End Roll	12/16/2013
2013	101	FV	240,900	0	5,580.	264,900	505,800	505,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERDERHURST PHI	1140-155		5/11/1995			No	No		F

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	672	Insulate	5,400	C				
3/5/2013	292	Manual	800	C				
10/20/2011	1323	Manual	59,325				REPAIR WATER DAMAG	
8/4/1998	520	Redo Kit	12,000				REMODEL KITCHEN	

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Meas/Inspect	BS	Barbara S
5/24/2013	Info Fm Prmt	EMK	Ellen K
2/2/2009	Meas/Inspect	294	PATRIOT
11/6/2000	Hearing Chag	189	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
8/24/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

